

## **SUPPORT HB 421**

### Sale of electricity to occupants of multi-family residential building

Delegate Rip Sullivan

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#### **Reasons to support HB 421:**

HB 421 allows the owner of a multi-family residential building to install a renewable energy facility such as a rooftop solar array and sell the output to the occupants under a power purchase agreement, or use it to provide electricity to the common areas. Doing so will not make the building owner a “public utility” under Virginia law.

#### **Overview**

Apartment buildings and condominiums offer great potential to expand the amount of distributed solar generation in Virginia, but the potential remains largely untapped. A building owner or condominium association currently cannot install a solar array and sell the output to residents.

HB421 solves this problem by expressly allowing a landlord, condo association, or homeowners association to sell to residents the output of a renewable energy facility that is located onsite or on property adjacent to a multi-family residential building.

Low and moderate-income families would be among those most benefiting from this legislation. People of modest means are more likely to live in multifamily housing and have largely been shut out from the benefits of solar energy available to owners of single-family homes.

While solar facilities would be the most likely type of renewable energy to be used for multifamily housing, small wind turbines would also be eligible, opening up a new market for Virginia’s wind industry.



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